IN RE: PETITION FOR ZONING VARIANCE S/S Ridge Avenue, 136.3' E DEPUTY ZONING COMMISSIONER of Summit Avenue (4333 Ridge Avenue) OF BALTIMORE COUNTY 13th Election District lst Councilmanic District Case No. 88-375-A James A. Greaves, et ux Petitioners . . . . . . . . . . . MEMORANDU AND ORDER The Petitioners herein request a variance to permit an accessory structure (two-story, barn-type garage) to be 19 feet high in lieu of the maximum height permitted of 15 feet, as more particularly described in Petitioner's Exhibit 1. The Petitioners, by James A. Greaves, appeared and testified. There were no Protestants. Testimony indicated that the subject property, zoned D.R. 5.5, is currently improved with a small, two-bedroom dwelling. The Petitioner testified that he proposes constructing a garage to protect his vehicles as well as provide needed storage space. Mr. Greaves further testified that currently he has two storage sheds existing on the property which will be removed upon completion of the garage. He testified that the height variance is being requested for the garage to provide the necessary storage space and to conform in appearance with other buildings in the neighborhood. Mr. Greaves indicated he advised his heighbors of his plans and they have no objection. Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Deputy Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of BEGINNING for the tenth thereof on the southeast side of Ridge Avenue at the dividing line between Lots Nos. 546 and 547 on the Plat of Halethorpe, running thence southeasterly on said dividing line one Hundred seventy-four feet two inches to a point in line with the dividing line between Lots Nos. 539 and 540 on said Plat, if extended, thence southwesterly reversing said line so drawn and binding thereon fifty feet to a point on the southwest side of Lot No. 546, at the dividing line between Lots Nos. 539 and 540 aforesaid, thence northwesterly binding on the southwest line of Lo: No. 546 aforesaid one hundred ninety-five feet ten inches to the southeast side of Ridge Avenue, thence north-easterly binding on the southeast side of Ridge Avenue fifty-four feet six inches to the place of beginning. The improvements there on being known as No. 4333 Ridge Avenue 17 the 13 TH district. CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 88-375-1

-61333 Ridge and

Location of Signer Dr facult of 4333 Ridge Alex

Date of return: 222 sch 4 1988

the public. Furthermore, strict compagaics with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted. THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore day of March, 1988 that an accessory structure (two-story, barn-type garage) to be 19 feet high in lieu of the maximum height permitted of 15 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions: 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition. 2) Upon completion of the garage, the Petitioner shall remove all storage sheds. No storage sheds shall thereafter be placed on the property. 3) The Petitioner shall not allow or cause the accessory structure (garage) to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. Deputy Zoning Commissioner of Baltimore County

Baltimore County Zoning Commissione Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines Mr. & Mrs. James A. Greaves 4333 Ridge Avenue Baltimore, Maryland 21227 Dennis F. Rasmussen Re: Petition for Zoning Variance Case number: 88-375-A S/S Ridge Avenue, 136.3' E of Summit Avenue (4333 Ridge Avenue) 13th Election District - 1st Councilmanic District Petitioners: James A. Greaves, et ux HEARING SCHEDULED: MONDAY, MARCH 14, 1988 at 2:30 p.m. Dear Mr. & Mrs. Greaves: Please be advised that  $\frac{75 \times 1}{25 \times 1}$  is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself. THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204. No. 50273 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANECUS CASH RECEIPT

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VALIDATION OR SIGNATURE OF CASHIER

PETITON FOR ZONING VERIENCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section ....... to allow an accessory structure, two story barn type garage, height of 19 feet in lieu of the .\_permitted\_15\_feet\_\_\_\_\_ of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the SWGD Barn style gagage being built to use second story for storage; Height 19 24 following reasons: (indicate hardship or practical difficulty) (3. To remove 20' x 20' metal storage shed and 10' x 15' metal storage shed 2. D. Area behind garage is woods with no closes? . Area behind garage is woods with no electric lines above or below ground DATE 4/2/1/ Property is to be posted and advertised as prescribed by Zoming Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. 1/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: James A. Greevos (Type or Print Name) (Type or Print Name) Regina F. Greaves Regen & Gream City and State 4333 Ridge Ave. (301) 242-7978 Attorney for Petitioner: (Type or Print Name) Baltimore, MD. 21227 City and State address and phone number of legal owner, contract purchaser or representative to be contacted City and State ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of that the subject matter of this petition be advertised, as required by the Zoring Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Zoning Commissioner of Baltimore County. Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines JAN 2 0 1988 NOTICE OF REARING Dennis F. Rasmussen The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Petition for Zoning Variance Case number: 88-375-A C/S Ridge Avenue, 136.3' E of Surmit Avenue (4353 Ridge Avenue) 13th Flection Pistrict - 1st Councilmanic District Petitioners: James A. Greaves, et ux HEARING SCHOOLED: HONDAY, MARCH 14, 1988 at 2:30 p.m. Variance to allow an accessory structure, two story harm type garage. height of 19 feet in lieu of the permitted 15 feet. (FOR SYDW DATE, CALL 494-3391) g permit may be issued within In the event that the " ioner will, however, entertain BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION during this period for good wed in this office by the date MISCELLANEOUS CASH RECEIPT

VALIDATION OR BIGNATURE OF CASHIER

13th Election District; 1st Councilmanic District Case No. 88-375-A Dear Mr. & Mrs. Greavest Enclosed please find the decision rendered in the above-returenced case. Your Petition for Zoning Variance has been granted, subject to the restrictions noted in the attached Order. In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. for further information on filing an appeal, please contact this office. Very truly yours, ANN M. WASTAROWICZ Deputy Zoning Commissioner of Baltimore County ELG: N. JA Enclosures cc: People's Counsel File Duck SURVEY PLAT PART OF LOT 546 THAT OF HALETHOMPE PLAT BANK J M \$ 1 FOLIO 60 SCALE 1'+30' by found D. Tacher , L. Reg L 3990 / October 25,1986 Plat altered for zoning purposes. RIJGE A/E FLAT FOR ZOWING VARIANCE OWNER - JAMES A E'REGINA E GERALES DISTRICT 13 LOVED-RESIDENTIAL DECK SUBDIJISION - HARTHOPPE. LOT 546 BIX 12 Box 02 Folio Col Existing UTILITIES IN RIDGE LOT SIJE . 212 ACRES

Mr. & Mrs. James A. Greaves

Baltimore, Maryland 21227

RE: Petition for Zoning Variance

3/3 Ridge Avenue, 136.3' E of Summit Avenue

4333 Ridge Avenue

🖫 NOTICE 🖲 OF HEARING The Zorting Contentesioner of teathrone County, by authority of the Zoning Act and Regulations of Bestimore County, will hold a public hearing on the property atomisted herein in Room 1/16 of the County Office Building, sociated at 111 W. Cheenpeake Avenue in Tomogn, Maryland as follows:

Petition for Zoning Verlance
Case number, described
138.3 E. J. Burnett Avenue
138.3 E. J. Burnett Avenue
13th Election District
1st Cru. Scribe District
Petitionues:
Jerres A. Gresves, et all
HEARING BCHEDIALD:
MONDAY THIS IS TO CERTIFY, that the annexed advertisement of NOTICE OF HEARING 97517-M11758 was inserted in the following: ☑ Catonsville Times \$22.57 ☐ Booster Weekly MONDAY MARCH 14, THEE AT 230 P.M. Owings Mills Flier Arbutus Times Variance to all an accesso ☐ Towson Flier Milichire, two story burn type gar-age, height of 18 feet in lieu of the ☐ Reporter Weekly age, height of 19 feet in lieu of the permitted 15 feet.

(For Strow Date, G-7494-3391), in the event that it is P. Inton is granted, it building permit may be insued within the trany (30) day appeal period. The Zoring Commissionar will, terwever, entertain any request for a stay of the lessurace of said permit during this period for good cause shrem. Such request must be in writing and aspected in vise office by the date of the hearing.

J. ROBERT MAINES

ZONING COMMISSIONER

OF 6ALTIMORE COUNTY

112-C/Feb. 25 weekly newspapers published in Baltimore County, Maryland once a week for \_\_\_\_\_successive weeks before the \_\_27 \_\_\_\_ day of \_\_\_\_\_February \_\_\_1988 \_\_\_\_, that is to say, the same was inserted in the issues of February 25, 1988

0750 Little Paluxent Pkwy. R NOTICE OF HEARING The Zerring Contentations of Bestivene County, by submitted of the Zerring Act and Regulations of Bestivene County, will hold a public hearing on the prop. by identified himself in Room 108 of the County Office Building Incomed at 111 W. Cheespearler Average in Towards, Maryland as featows.

Pattern for Zerring Variance
Case number 38-378-61;
S/S Ridge Avenue
138.37 8 of Surveil Avenue
138.37 Ridge Avenue
138.37 Followers:

- The Councilments Dismel
- Politements
James A. Greaves, et as:
- MEARING SCHEOULEUC
- MONIDAY THIS IS TO CERTIFY, that the annexed advertisement of NOTICE OF HEARING HEARING SCHEDULEUC MONDAY
MARCH 14, 1986
AT 2:30 P.M.
Verlance to all an accessory sheature, two story bean type garage, height of 16 feet in few of the germitted 15 feet.

(For Snow Date, Call 494-3391)
In the event that this Position is granted, a building point may be leaued within the thirty (20) day appeal period. The Zening Commessioner will, its usuer, entertain any request for a steep street, a they all the insurance of each permit during this period for agond cause shown. Furth request must be in writing and showed in two office by the date of the hearing, at 1000ERT MAPIES ZOMMING COMMISSIONIES OF SALTMONE COMMISSIONIES. was inserted in the following: ☐ Booster Weekly Catonsville Times ☐ Owings Mills Flier☐ Towson Flier ☐ Arbutus Times
☐ Reporter Weekly weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 27 day of February 19 88 that is to say, the same was inserted in the issues of February 25, 1988 112-C4-0. 25

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke Case J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204 Re: Troperty Owner: James A. Greaves, et al Location: S/S Ridge Avenue, 136.3' E. of Summit Avenue Zoning Agenda: Meeting of 12/29/87 Item No.: 229 Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. ( ) 2. A second means of vehicle access is required for the site. ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Prometection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy. ( ) 6. Site plans are approved, as drawn. REVIEWER: Att less A Kelly 1-11-15 Approved:

Planying Group

Special Inspection Division

Review of the Prevention Bureau

File Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE COUNTY OFFICE BLDG. 111 M. Chesapeake Ave. Towson, Maryland 21204 Mr. & Mrs. James A. Greaves 4333 Ridge Avenue Baltimore, Margland 21227 RE: Item No. 229 - Case No. 88-375-A Petitioner: James A. Greaves, et al. Petition for Variance Dear Mr. & Mrs. Greaves: Bureau of The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments Department of are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. State Posds Commission Realth Department Project Planning Enclosed are all comments submitted from the members of the Building Department Committee at this time that offer or request information on your Board of Education petition. If similar comments from the remaining members are Eoning Administration received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This

JED:cer

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filing certificate and a hearing scheduled accordingly. Very truly yours, James. E. Dyon /cer JAMES E. DYER

petition was accepted for filing on the date of the enclosed

Zoning Plans Advisory Committee

Enclosures

Chairman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines TO Zoning Commissioner

February 22, 1988

P. David Fields FROM Director of Planning and Zoning Zoning Petition Nos. 88-372-A, 88-373-A 88-354-SPH, 88-374-A, 88-375-A, 88-393-XA, SUBJECT 88-395-A, 88-358-A, 88-359-A, 88-360-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields per J. Hoswell
P. David Fields

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

cc: felilioneis 3/1/58ff

BALAMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Hearing files 88-393-XA. 88-375-A, 88-354-SPH, 88-356-A, 88-374-A.

MAR 1 4 1988

FROM G. G. Stephens

SUBJECT Posting & Advertising fees

Advertising charges relative to the above hearings scheduled for the week of March 14, 1988, were not billed in a timely manner. The charges were ascertained on Friday, March 11, 1988 at 3:45 p.m. via a telephone conversation with Judy Ridgely of the Patuxent Publishing Company.

Petitioners were notified of charges via telephone as follows:

Petitioner: Wayne William Martin 465-0539 I spoke with a Ms. Ciana Allen at this number at approximately 4:00 p.m. on 3/11/88.

Petitioner: Sylvester Taylor I spoke with Mr. Walter Tablers petitioner's attorney at 837-7207. He will bring a check and advise his client to bring in the sign and

88-375-A Petitioner: James A. Greaves I spoke with Mrs. Greates on Friday, March 11, 1988, a bit after 4:00 p.m. Petitioner(s): Beatrice Piekarski 744-3103

Petitioner: Charles Towson Assoc. Mr. Gordon Peltz, petitioner's attorney, was in on Friday. He will bring a blank check on the hearing date and advise his client to return the sign and post.

I spoke with Ms. Piekarski on 3/14/88 at approximately 7:50 a.m.

Baltimore County Department of Public Works Bureau of Trattic Engineering Courts Building, Suite 405 Towson, Maryland 21204

Dear Mr. Haines:

251

February 18, 1988

Dennis F. Rasmussen

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

The Bureau of Truffic Engineering has no comments for items number 224, 225, 227, 228, (229) 230 and 231.

Very truly yours, Michael S. Flanigan Traffic Engineer Associate II

MSF/pml-b

CERTIFICATE OF PUBLICATION

TOWSON, ND., Felt. 25, 1988 THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb. 25, 1088

THE JEFFERSONIAN,

84-375-A

NOTICE OF HEARING

BUR SNOW DATE CALL PIG THIS

to the event that the Pentius is

net above or presented at the heart force of present and prevent the same series of the heart force of the h

I ROBERT HAINE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 7th day of <u>January</u>, 1988.

ROBERT HAINES
ZONING COMMISSIONER

Petitioner Janea A. Greaves, of al Petitioner's

Received by: Jack 2. Dier Chairman, Zoning Plans Advisory Committee